I. Call to Order: Mr. Berg called the meeting to order at 5:01 p.m.

II. Approval of Absences: Grant Fletcher and Dan Kastner Mr. Mitchell moved to approve the absence of Mr. Kastner and Mr. Fletcher with a second from Ms. Underwood. Motion passed by unanimous voice vote.

III. Approval of Agenda: Motion approved by Underwood and Shell.

IV. Introduction of Guests: None

V. Public Comment on non-agenda items: None

VI. Disclaimer: Ms. Ferraro read the disclaimer into the record.

VII. HEARINGS

OLD BUSINESS: none

VIII. NEW BUSINESS:

a) 827 South Westnedge Ave 5:01pm  
   Owner: Diane Kim
   Architect: Nelson Nave
   Applicant: same
   Built: 1984
   Owned since: 03/01/1990

   Style: NON-HISTORIC
   Zone: RS-5

   Retroactive approval for the design of a free standing internally illuminated sign on a parcel of non-contributing buildings. (PPZ 19-0012 – EN 19-2395) Retroactive Application

Ms. Kim stated she was unaware that she had to have HDC permission to install a sign at this location.

Nelson Nave stated that a sigh permit was applied for by the sign company. Mr. Berg and Ms. Ferraro stated that at the time the new zoning inspector was unaware that approval was needed for the historic district. The sign company is now aware of the HDC addresses and the need for advance review and approval.

Mr. Mitchell states that we should proceed in good faith to prevent from getting jammed up. Ms. Ferraro stated this is the youngest building in this area and that this sigh is an appropriate design for this type of building. It was also noted that if or when Westnedge goes to a two-way street the owners may want to consider a change after that. It was stated that if the owner wanted to add to an additional sign on the new building at the corner of Ranney and Westnedge the sign or signs would need a new permit and approval.
Mr. Mitchell made a motion to approve the sign as it is installed. Mr. Shell did second the motion. The motion passed with a unanimous roll call vote.

b) 1322 Merrill St.  
5:10 PM  
Owner: David & Margaret Wilson  
Applicant: Andrew Van Lente  
Built: 1914  
Owned since: 07/13/2018  
Style: Bungalow  
Zone: RM-15  
Addition at rear/west, 2nd floor.

The owner, David Wilson wants to add a master suite on the rear of the house. Addition would be to the upper floor. Mr. VanLente stated the addition would overlook the woods/sandpit with a bedroom and bathroom with a small deck. Mr. VanLente wanted to clarify that the three windows will remain on the rear of the house. Current addition was stated from 1951 and is covered with vertical board and batten. Mr. VanLente also changing siding back to horizontal clapboard to match the rest of the house and extending the chimney up to meet code.

Mr. Berg was concerned about what the plan was for the railing. Mr. VanLente stated that he was hoping to add a current day flair, something like a hog fence with a grid type style. Ms. Ferraro was concerned with children being able to climb this style. Mr. VanLente stated they are still in design phase for the railing.

The homeowner stated that they will be adding a sliding door to the rear of the addition onto the balcony. Ms. Ferraro mentioned that if it was on the front of the building the HDC would want it to be a French door.

Mr. Berg addressed Mr. VanLente about what his plans were for the windows for the addition. Mr. VanLente stated that he was looking into either Anderson or Pella and would be a double hung style window.

Mr. Berg requested that they have a material list even if it's a preliminary list. Wants to make sure things aren't approved incorrectly.

Mr. Mitchel stated that it would be wood beveled siding and cedar shingles per what was noted on the submitted paperwork and no vinyl rail on the deck. The cedar shingles may need to be replaced according to Mr. VanLente.

Public Note: Mr. Nave suggested that they require a more historic door and railing even on the back of the house. French door with one side fixed and one open. The owner stated that having a door that opens in would take up more room in the already small bedroom and the sliding doesn't take up as much floor space.

Additional Comments: It was stated that no neighbors are located behind the property that no one will see this but the owner.
Ms. Underwood stated that she thinks it is a nice balance to allow the slider even though it is not a historic door, that the house will have a more complete historic look with the exterior of the siding being taken back to the more traditional siding.

Ms. Underwood moved to approve the plans as presented. Mr. Berg seconded the motion. The motion passed with a unanimous roll call vote.

IX. Approval of Minutes: June 18, 2019 minutes not approved, Ms. Ferraro unsure of who made the motions. She will refer to notes and submit to the September HDC meeting for approval.

X. Administrative approvals - June 5 to July 9, 2019
   a) No building permit required
   Walnut W 530 Storm windows
   West S 610 8' wood privacy fence in back yard
   Vine W 220 Steps - rebuild
   Davis 926 Rail on east side of front porch/deck
   Vine W 523 Porch roof, 2 mil finish storms in window well
   West S 1305 Repairs to bulkhead under front window
   Axtell 624 Vent for high efficiency furnace

   b) Building permit required
   Locust 621 Porch repairs
   Kal W 610 Rebuild east side 3rd floor egress stair
   West S 1008 Repair porch deck, steps and rail, replace front door
   West S 1410 Roof
   Oak 909 Repairs to supports for rear 2nd floor entry
   Woodward 418 Roof
   Woodward 505 Rear steps
   Douglas 417 Roof - black
   Davis 846 Remove NH chimney at rear

XI. Other Business
No other business to discuss. Mr. Berg and Ms. Ferraro did comment about the demolition of the First Church of Christ, Scientist on Bronson Park and few of the historic items being saved. Mr. Berg commented that he was disappointment the church wasn’t being remodeled instead.
XI. ADJOURNMENT

Mr. Shell, supported by Ms. Underwood, motioned to adjourn. With a unanimous voice vote, the motion was adopted. The meeting was adjourned at 5:35 p.m.

Submitted by: Casey Boekhoven
Recording Secretary – Casey Boekhoven

Reviewed by: Sharon Ferraro
Preservation Coordinator – Sharon Ferraro

Approved by: Jeremy Berg
HDC Chair – Jeremy Berg

Date: 1/21/2020

Date: 1/14/2020

Date: 1/21/2020